

Planning Committee Report	
Planning Ref:	PL/2023/0002572/FUL
Site:	Pond Farm House Upper Eastern Green Lane, Coventry, CV5 7DP
Ward:	Woodlands
Proposal:	Demolition of existing garage and outbuilding and erection of 8 new build dwellings including associated access, car parking and landscaping. Demolition and re-building of brick wall fronting 6 Pond Farm Mews [232 Upper Eastern Green Lane].
Case Officer:	Ayesha Saleem

SUMMARY

This application proposes the demolition of existing garage and outbuilding and erection of eight new residential dwellings and associated works and demolition and re-building of brick wall fronting 6 Pond Farm Mews [232 Upper Eastern Green Lane]. The principle of development is acceptable, and the proposal comprises sustainable development.

BACKGROUND

The site comprises field parcels within the grounds of Pond Farm, which is a locally listed building to the north of Upper Eastern Green Lane. The site lies outside of, but immediately adjacent to the allocated Eastern Green Sustainable Urban Extension.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than 5 objections have been received
Current use of site:	Residential curtilage of Pond Farm House
Proposed use of site:	Residential
Proposed no of units	8
Parking provision	18 (16x Allocated, 2x Visitor)

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not cause any harm to the setting of the locally listed building
- The proposal accords with Policies: DS1, DS3, H1, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7. of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site equates to an area of 0.44Ha and relates to the grounds of the property known as Pond Farm House; located on the northern side of Upper Eastern Green Lane.

Pond Farm House is a locally listed building. The property is a traditional farmhouse that is thought to have been built in the 16th or 17th Century. The dwelling has an H shaped floor plan with two flank feature gables, dentilled details to the eaves, a plain tile gable roof with low eaves and a traditional pitched roof dormer. The property is set within a substantial plot of land with a

modern, detached, triple garage, greenhouse and a large area of hardstanding used for parking and turning. The site is relatively flat, it is laid to lawn and bounded by hedgerows.

Pond farm House is set behind frontage development at Nos. 240 to 244 Upper Eastern Green Lane and Pond Farm Mews. To the north of the site is the Eastern Green SUE. A public right of way traverses the site on its Eastern edge in a north-south direction.

APPLICATION PROPOSAL

The application proposes demolition of existing garage and outbuilding. The application proposes the erection of eight residential dwellings, together with associated works including access, parking, landscaping and boundary treatments.

The application proposes to deliver 4 pairs of semi-detached dwellings all of which would be two storeys high. The dwellings are to have rear amenity spaces and allocated two parking for each plot.

A new access drive is proposed to serve the new development and existing Pond Farm House. The new access drive is located between the frontage properties at Nos 240 Upper Eastern Green Lane and No 6 Pond Farm Mews. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway.

PLANNING HISTORY

The historic planning applications on this site are as follows:

Application Number	Description of Development	Decision and Date
S/1987/1477	Erection of one bungalow	Granted 23/07/1987
L/1954/0107	Use of site for dwellinghouse	Granted 21/12/1954

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H1: Housing Land Requirements

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

No objections received from:-

- Public Rights of Way Officer
- West Midlands Police Service (subject to informatives)
- Urban Design Officer

No objections subject to conditions received from:-

- Archaeology
- Conservation
- Ecology
- Tree Officer
- Environmental Protection
- Highways:
- Lead Local Flood Authority

Neighbour consultation

Notification letters were initially sent out to neighbouring houses and two site notices were displayed on the 21st December 2023.

Ten letters of objection have been received, raising the following material planning considerations:

- Concerns regarding proposed access
- Traffic
- Highway safety concerns
- More coming and goings
- Harmful overlooking
- Loss of privacy
- Concerns regarding loss of trees and hedgerows
- Trees and Hedge should be retained.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Devalue properties.
- Loss of view

A further 10-day re-notification period was carried out on the amended plans. Five letters of objection have been received, raising the following material planning considerations:

- Overbearing due to height
- Loss of privacy
- Harmful overlooking causing unsatisfactory residential environment
- Window to window separation distance should be increased given the level changes
- Loss of view
- Out of character
- Impact upon the setting of the locally listed building
- Impact upon highway safety
- Concerns regarding parking
- Increased traffic
- Increase in noise levels.
- Concerns regarding flooding

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Devalue properties.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and trees.

Principle of Development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted, the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. When using the Standard Method the Council is not able to demonstrate a five year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

Currently, the Council considers that it can demonstrate a supply of 2.12 years. As such for decision making, inclusive of this application as none of the criterion/exceptions set out under footnote 7 apply, that 11d of the NPPF is engaged whereby development proposals should be approved unless; 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.

It is noted that within the consultation period a number of residents have objected to the planning application as the site is not allocated within the adopted Local Plan for housing. However, the absence of an allocation does not necessarily preclude developments for housing being acceptable. Indeed, within the housing trajectory, it is noted that windfall sites comprising primarily smaller parcels of land coming forward for development are anticipated over the plan period and will make a modest contribution to the housing supply to the city. In this case, the site lies within an established residential setting and is directly adjacent to residential dwellings to all sides.

Policy H3 of the adopted Local Plan also relates to the provision of new housing and requires sites and developments to provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues. H3 also sets out a criterion that developments should wherever possible be located;

- a. within 2km radius of local medical services;
- b. within 1.5km of a designated centre within the city hierarchy (policy R3);
- c. within 1km radius of a primary school;
- d. within 1km of indoor and outdoor sports facilities;
- e. within 400m of a bus stop; and
- f. within 400m of publicly accessible green space.

The site meets the criterion set out in H3, taking all of the above into account, the presumption in favour of sustainable development does apply in this case, and the site is located in an existing urban area bound on all sides by residential dwellings. There is no designations on the site which would otherwise preclude the principle of residential development being acceptable, subject to compliance with the relevant policies set out within this report in this case.

Design, Character and Impact on Heritage Asset

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The massing of the proposed development will predominantly be delivered with two storey dwellings with a number of units demonstrating a one and half storey form utilising dormers to further bring down the perceived height. This is a positive reflection of the scale established within the locality.

The design of the dwellings has made positive reference to the forms found within the Ancient Arden Character Area offering simple gable forms. The proposed style and appearance of the properties is appropriate to their farm setting, having the appearance of a courtyard of barns, giving the impression the buildings would have been historically associated to the farm, which is considered to be acceptable.

The layout is largely positive offering a farmyard format which is coherent with that of Pond Farm itself and provides further benefits to framing the locally listed asset on site which would be supported by Policy DE1.

Overall, in design terms it is considered that the design of the dwellings as proposed are of high quality which will complement the setting of the locally listed building, the retention of landscape features and continuation of hard landscaping, the materials of which will be secured by condition, will create a high-quality residential scheme.

There is not considered to be harm caused to the heritage asset, and there are also public benefits of the scheme insofar as a high-quality scheme will be created to enhance the setting of the locally listed building. The scheme will also add eight quality homes which will contribute to the city’s housing stock at a time where the council cannot demonstrate a five-year housing land supply.

Archaeology

Policy HE2 of the adopted Local Plan seeks to ensure that development proposals do not cause harm to heritage assets in the form of archaeology, this is consistent with Paragraph 200 of the NPPF (2023).

The application site is adjacent to a building of potentially 16th or 17th century origins. The Allesley Tithe Map also indicates that structures extend into the area of proposed development. This is within the access road, although it is understood this is already constructed. It is not known if these also date to the 16th-17th centuries. The remaining plot to the east is devoid of structures during the mid-19th century.

The 1946 aerial photo suggests that the plot of land within which the main focus of development is concentrated has been subdivided, potentially into paddocks or for other agricultural use. However, some more substantive activity cannot be ruled out and therefore it is advised that should the development be consented, that an archaeological condition for monitoring and a desk-based assessment is required.

Residential Amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Whilst the visual appearance and impact of the development proposal is set out in the preceding section of this report, regard has also duly been given to the living environment for existing and future occupiers.

Considering the prospective occupiers of the dwellings, the Nationally Described Space Standards (NDSS) (2016), assists in providing an indication of the dimensions of dwellings. CCC's New Residential Design Guide SPD, adopted 2023, also sets out the expectation for amenity space for residential dwellings. In this case all eight units far exceed the internal dimensions for dwellings, the provision of amenity space also meets and exceeds the local requirements set out in the SPD. The quality of the development and the layout is also deemed conducive to providing quality living accommodation which will make a positive, and modest contribution to the city's market housing stock.

A number of objections have been received from surrounding residents indicating the development of the site will give rise to noise and disturbance, together with overlooking and overbearing issues. The Council's adopted Residential Design Guide adopted a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level.

Nos 240 and 242 Upper Eastern Green Lane are bungalows and Nos 244 and 252 Upper Eastern Green Lane are two storey dwellings. These four neighbouring dwellings are located south to the application site. Plots 1-4 are at a minimum separation distance of circa 20.6 metres away. There are slight level changes, and the plots will be at a slightly higher level. However, it is considered that there is sufficient separation distance to not have an adverse impact upon these neighbouring dwellings with regards to loss of outlook which could give rise to conflict between habitable room windows and loss of privacy. The proposed dwellings are not considered to overbear the amenity of these neighbouring occupiers as the proposed plots are to exceed the 10.0 metres rear garden depths and the nearest proposed dwellings have been designed to appear as one and a half storey properties with relatively low eaves / ridge heights.

Pond Farm is a two-storey detached dwelling located west to the application site. Plot 1 is to be located north east to this property at a separation distance of circa 11.4 metres and set to the rear side of the existing dwelling. Plot 1 is located south east to this property at separation distance of circa 12.5 metres and set to the front side of the existing dwellings. Given the siting of the plots and the separation distances the plots are not considered that there will be a negative impact in terms of loss of outlook which could give rise to conflict between habitable room windows.

Nos 1 and 2 Pond Farm Mews are located west to the application site. Plot 1 is the closest plot at a separation distance of circa at 29.3 metres which is considered to be acceptable, and the proposal is not to have a detrimental impact upon the amenity of these occupiers.

No 6 Pond Farm Mews is a detached two storey dwelling located south west to the application site. The proposed plot is located at separation distance of circa 49.6 metres. Given the significant separation distance the proposed dwellings are not considered to have a detrimental impact upon the amenity of this occupant. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway. These alterations are not considered to have a detrimental impact upon these occupiers.

To the north of the site is the Eastern Green SUE planned to deliver a mixed allocation of residential development (up to 2,400 houses), extra care accommodation, 15 Ha of employment land, District and Local Centres and a new primary school. The closest dwelling is expected to be located at a separation distance of circa 33.0 metres away, therefore the proposal is not considered to have a detrimental impact upon future occupiers from the dwellings within the Eastern Green SUE.

Highways

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure. Policy AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Parking provision for development proposals is expected to meet the Council's adopted parking standards as set out within Appendix 5 of the Coventry Connected SPD. Policy AC4 seeks to ensure that development proposals incorporate walking any cycle infrastructure.

The applicants, in support of the application, have undertaken a transport assessment, which demonstrates that the impact upon the highway network and proposed access to the site is deemed to be acceptable. Whilst it is acknowledged that there will be a short-term impact during the phase of the works which will be required to develop the site, it is considered that this can be adequately mitigated with a Construction and Environmental Management Plan which will detail how the site is to operate inclusive of deliveries, together with suitable storage areas, which is deemed acceptable and proportionate.

A new access drive is proposed to serve the new development and existing Pond Farm House. The new access drive is located between the frontage properties at Nos 240 Upper Eastern Green Lane and No 6 Pond Farm Mews. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway. The access is proposed to be 4.8 metres wide, and the new driveway would include a turning area for a large refuse wagon. A bin collection point is provided at the turning area for the convenience of residents and operatives.

The visibility splays have been assessed and Highway officers have confirmed that they have no objection in relation to this and therefore the visibility splays are acceptable.

Two parking spaces per dwellings are proposed which is a total of 16 parking spaces plus two visitor spaces, the proposed car parking is acceptable and complies with the Appendix 5 of the Coventry Connected SPD. Two parking spaces will also be retained for the existing Farmhouse.

A Stage 1 Road Safety Audit has been submitted by the applicant also and assessed by Highway Officers.

Highways officers have no objections to the proposal subject to conditions in relation to construction management plan, cycle parking, full constructional detail of the access and surfacing and s278 Agreement informative.

Public Right of Way:

There is a public right of way east to the application site leading the Eastern Green SUE.

Initially there were 9 dwellings, and the plans were amended removing plot 5 on the initial drawings allowing the remaining properties to be shifted eastwards away from Pond Farm and enabling views from the public right of way to Pond Farm. Furthermore, plots 4 and 5 have been redesigned to offer dual aspects, providing passive surveillance along the core pedestrian route to the adjacent Eastern Green SUE. A link is provided to the right of way from the development.

The Public Rights of Way Officer has no objections to the proposals.

Ecology/Biodiversity

Paragraph 180 of the NPPF (2023) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. The site consists of close mown lawns of amenity grass, across which there are scattered broadleaved and coniferous trees, flower and shrub beds, and hedgerows.

A total of 70 m of hedgerow will be lost, but this will be replaced with 234 m of new species rich hedgerow across the site, and a total 106 m of new ornamental hedgerows between the plots. This represents a replacement ratio of 4.8:1.0, with the species rich hedgerow providing a significant enhancement of botanical diversity. Species in the mix will include Hawthorn, Blackthorn, Bullace (damson) *P. insititia*, Hazel *Corylus avellana*, Field Maple *Acer campestre*, Guelder Rose *Viburnum opulus*, Crab Apple, and Wild Pear *Pyrus communis*.

The Council's Ecologist has been consulted and raise no objections to the proposed development and with the planting and habitat improvements proposed will result in a net gain in biodiversity 25% gain in habitat units and a 203% in hedgerow units. A series of conditions have been appended to the decision in relation to native planting, nesting birds, construction environmental management plan and landscape and ecological management plan.

Overall, with the conditions securing the mitigation against the loss of biodiversity, and the result of biodiversity net gain within the site it is considered that the application accords with the aforementioned policies and is therefore acceptable.

Trees

Paragraph 136 of the NPPF (2023) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

In this case the applicants submitted an arboricultural report. There are seven trees in the site and these a mixture of broadleaves and nonnative conifers. T5 (Cypress species) will be removed as it is in poor structural condition.

There are several section hedgerows across the site, totalling 240 m in length. With the exception of the eastern boundary hedge, all of the remaining hedgerows are species poor, and none have been categorised as 'important' as defined by the Hedgerow Regulations 1997.

The eastern boundary hedge is not affected by the proposed scheme. A total of 70 m of hedgerow will be lost, but this will be replaced with 234 m of new species rich hedgerow across the site, and a total 106 m of new ornamental hedgerows (i.e. species poor) between the plots.

The Tree officers have no objections subject to conditions in relation to tree protection.

Drainage and Flood Risk

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SUDs and should ensure that surface water runoff is managed as close to its source as possible.

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Within the consultation, it was suggested that the site is liable to an increased flood risk, the site lies entirely within Flood Zone 1 and is deemed to be at a low risk of flooding.

Therefore, the LLFA raise no objections subject to a condition being appended to the decision securing full details of the proposed drainage system. As such the proposed development, with this condition attached accords with Policies EM4 and EM5 of the Local Plan.

Air Quality

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 192 of the NPPF (2023) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Environmental Protection have requested conditions be appended to the decision in regard to low emission boilers be used in each of the dwellings, together with the provision of electric vehicle charging points and a construction environmental management plan. The development falls below the threshold for when an air quality assessment is required to be submitted.

Contamination

There is no evidence of previous development on the site however given the use as a farm officers cannot rule out the possibility of contamination. Therefore, Environmental Protection officers have requested a condition be appended to the decision in regard to contamination.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon to the Locally Listed heritage asset, neighbour amenity, highway safety, ecology, or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H1, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7. of the Coventry Local Plan 2017, together with the aims of the NPPF.

Given that there is also no identified harm upon a designated heritage asset, the tilted balance under 11d of the NPPF is engaged in that there is a presumption in favour of the development, and in the absence of any adverse impacts identified in the granting planning permission that significantly and demonstrably outweigh the benefits of the scheme it is therefore recommended that planning permission is granted, subject to conditions.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Location and block plans DWG PL-01A Existing site plan DWG PL-02A Proposed site plan DWG PL-10B Proposed site plan DWG PL-11B Proposed site floor plan DWG PL-12B Proposed compliance plan DWG PL-13C Proposed waste management plan DWG PL-14B Proposed access site plan DWG PL-15A Proposed planting (BNG) and communal areas plan DWG PL-16B Proposed sustainability site plan DWG PL-17B Proposed building heights plan DWG PL-19B Proposed plans and elevations - Plots 1-2 DWG PL-20A Proposed plans and elevations - Plots 3-4 DWG PL-21A Proposed plans and elevations - Plots 5-6 DWG PL-23B Proposed plans and elevations - Plots 7-8 DWG PL-24B Proposed site sections DWG PL-25A Proposed Site Sections DWG 273_PL-26C Planning statement- November 2023 Heritage statement- November 2023 Design and access statement Drainage statement – 30 th November 2023 Preliminary ecological appraisal- November 2023 Copy of Bio Metric 4 0 Calc Pond Farm

	Tree survey report- April 2024 Transport statement- Version 2 Road Safety Audit Stage 1
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
4.	Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works (in broad accordance with drawing number PL 16B) shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of ten years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017.</i>
5.	The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
6.	No development (including any demolition or preparatory works) shall take place unless and until an archaeological desk-based assessment is submitted, which shall include a detailed programme of archaeological monitoring works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details.
Reason	<i>The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2017</i>
7.	Prior to occupation of the dwellings hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017.</i>
8.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details

	within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
Reason	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
9.	Prior to commencement of the development hereby approved, full constructional details of the proposed shared surface street and pedestrian link to the east shall be submitted to and approved in writing by the local planning authority and no dwellings shall be occupied until the shared surface street has been constructed to at least binder in accordance with the approved details. If the final surfacing is not provided at this stage then prior to occupation of the final dwelling the street and footpath link shall be completed to final surface material in accordance with the approved details.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
10.	Prior to commencement of the development hereby approved, full constructional details of the proposed access including visibility splays on Upper Eastern Green Lane shall be submitted to and approved in writing by the local planning authority and no dwellings shall be occupied until the access has been completed to the written satisfaction of the local planning authority in accordance with the approved details
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
11.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The

	approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
12.	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed (including all landscape areas other than domestic gardens); b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
13.	In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF</i>
14.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.

Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i>
15.	<p>Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) Provision must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials.</p> <p>b) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.</p> <p>c) Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.</p> <p>d) The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.</p> <p>e) Any remaining drainage should be marked on a plan and at the ground surface and should be capped to prevent the ingress of surface materials remaining in the vicinity.</p> <p>f) Upon completion of demolition works, the buried drainage in the vicinity of the site should be inspected by CCTV to ensure that the services have not been damaged and that the drains are not blocked.</p> <p>g) The applicant must carry out a CCTV survey covering the existing site drainage regime including the point of discharge. The survey should record the size and current condition of all relevant pipework and the location of all chambers.</p> <p>The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way</p>
Reason	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More</i>

	<i>Sustainable City.</i>
16.	No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree and hedge protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).
Reason	<i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017.</i>
17.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2017.</i>